

**RESOLUTION  
OF THE  
NIAGARA FALLS HISTORIC PRESERVATION  
City of Niagara Falls, New York  
FEBURARY 8,2019**

**WHEREAS**, in accordance with Section 96-a of the General Municipal Law of the State of New York entitled “Protection of historical places, buildings and works of art,” and Article 5-K of the General Municipal Law of the State of New York, entitled “Historic Preservation,” and;

**WHEREAS** the City of Niagara Falls has the authority to provide by local law, regulations, special conditions and restrictions for the protection, enhancement, perpetuation and the use of places, districts, sites, buildings, structures, works of art and other objects having special character or special historical or other aesthetic interest of value, and;

**WHEREAS** as a matter of public policy that the protection, enhancement and perpetuation of landmark sites, historic sites, historic structures, and/or districts are necessary to promote the economic, cultural, educational and general welfare of the public, and;

**WHEREAS**, inasmuch as the identify of a place is founded in its past and inasmuch as Niagara Falls has many significant historic, architectural and cultural resources that constitute its heritage, and;

**WHEREAS**, the Niagara Falls City Council adopted Chapter 1335 – Historic Preservation Regulations to protect and enhance landmarks that represent distinctive elements of Niagara Falls’ historic architectural and cultural heritage; support and stimulate the city’s economy; stabilize and improve property values; foster civic pride; ensure harmonious and efficient grow and development of the city, and;

**WHEREAS**, the Niagara Falls Historic Preservation Commission was created under Chapter 1335 - Historic Preservation Regulations to advise and consult the Niagara Falls City Council on landmarks and historic structures and;

**WHEREAS**, the Niagara Falls Historic Preservation Commission is empowered to act upon its own initiative to designate historic landmarks, sites and districts under Chapter 1335.05-2 and;

**WHEREAS**, the 2006 Historic Resources Intensive Level is the most recent inventory of all downtown structures, and;

**WHEREAS**, the former Johnnie Ryan Bottling plant located at 822 Niagara Street is one of only art moderne influenced buildings in downtown Niagara Falls , and;

**WHEREAS**, the former Johnnie Ryan Bottling Plant embodies the distinctive characteristics of a type, period, and method of construction, and;

**WHEREAS**, the Historic Resources Intensive Level Survey concluded the Johnnie Ryan Bottling plant was National Register Eligible under National Park Service’s National Register Criteria for Evaluation and;

**WHEREAS**, the Niagara Falls Comprehensive Plan supports the development of the Niagara Street Precinct into a vibrant, mixed-use commercial and residential “main street” with significant food and beverage uses to attract residents and visitors throughout the year, and;

**WHEREAS**, the Niagara Street Precinct is currently experiencing a rebirth through historic rehabilitation with the multimillion dollar redevelopment projects such as Montante Group’s 25,000 sq ft project at 7<sup>th</sup> and Niagara Street and Savarino Group’s Community Beer Works at 324 Niagara Street and;

**WHEREAS**, the art moderne Johnnie Ryan Bottling Building is a significant unique and distinct cultural resource that is landmark, and;

**NOW, THEREFORE BE IT HEREBY RESOLVED** that the City Niagara Falls Historic Preservation hereby gives the Niagara Falls City Council notice that it intends to act on its own initiative to designate the Johnnie Ryan Bottling plant at 822 Niagara Street as a historic landmark under the authority of Chapter 1335.05 of the Historic Preservation Regulations, and;

**FURTHER BE IT RESOLVED**, that notice is hereby given to the Director of Code Enforcement that no person shall carry out , and no building permit shall be issued for, any exterior alteration, restoration, reconstruction, excavation, grading, demolition, or new construction at 822 Niagara Street until the Niagara Falls Historic Preservation Commission has faithfully completed the statutory procedure for the landmark designation, a recommendation has been completed and the City Council has voted on the landmark recommendation , and;

**FINALLY BE IT RESOLVED**, the Niagara Falls Historic Preservation Commission will have a special meeting on Tuesday, February 12 to set a public hearing on this matter.

Date: February 8, 2019

---

**/s/ William "Jamie" Robideau**  
**Chair**

---

**/s/ Anne M. Smith**  
**Vice Chair**

---

**/s/ Elaine Timm**  
**Niagara Falls Historian**

---

**/s/ Matthew Green**

---

**/s/ Alan B. Nusbaum**

---

**/s/ Dean Melson**

---

**/s/ Georgia Robinson-Bradberry**

**WITNESS**

---

**/s/ James Bragg**  
**Commissioner of Deeds - Niagara Falls expires 3/31/2019**